

RESOLUTION

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing on the matter of amending Title 22 (Zoning Ordinance) of the Los Angeles County Code pertaining to the Avocado Heights Community Standards District (CSD), zone changes (Case No. 02-224 (1)), and general plan amendment (Case No. 02-224 (1)), on October 21, 2002 and further considered the subject amendments on December 18, 2002, February 12, 2003 and August 27, 2003; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The Avocado Heights area is located in the San Gabriel Valley and is surrounded by the cities of Industry, La Puente, Baldwin Park, and El Monte. The community is generally bounded by Valley Boulevard and Walnut Creek Wash on the north, San Jose Creek on the south, the 605 Freeway and the San Gabriel River on the west, and Sixth Avenue and Turnbull Canyon Road on the east. The community is approximately 20 miles east of downtown Los Angeles.
2. The Avocado Heights community is 1598.5 acres in area and is comprised primarily of residential uses with limited commercial and industrial uses around its periphery. The majority of housing units are owner occupied. Residential portions of the community are impacted by heavy industrial uses located both in the City of Industry, which shares an irregular boundary on the north and east sides of Avocado Heights, as well as, industry located in unincorporated Avocado Heights. In addition, several institutional and public assembly uses are interspersed throughout the residential areas. Two parks and two schools are also located within the area. An Equestrian District (approved in 1991) has been established in the southeast portion of the community. As a result, the area has many different and often competing land uses.
3. Inappropriate zoning patterns exist in some areas of the community which result in use incompatibilities including industrial uses adjacent to residential uses. The existing zoning pattern also allows for higher density development than the existing low density character of the community.
4. The Avocado Heights zoning recommendations include the establishment of a Community Standards District (CSD), a series of zone changes and amendments to the LA County General Plan. The proposed CSD, zone changes, and general plan amendments have been developed to address

these special problems, which are unique to certain geographical areas within unincorporated Los Angeles County.

5. The proposed CSD will establish new development standards and guidelines to help alleviate the land use and zoning issues identified for the community. The CSD addresses the following: property maintenance standards, minimum yard requirements for residential uses, landscaping, buffering, signage requirements, height limitations, building setbacks, conditional use permit requirements for certain commercial and industrial uses, development standards for assembly buildings, minor variation provisions as well as Equestrian District area and Valley Blvd. area development standards.
6. The recommended zone changes will update and improve the zoning pattern in the Avocado Heights community. This will be accomplished by increasing minimum lot size requirements attached to the A-1 (Light Agricultural) zone within the Equestrian District, by rezoning residential areas surrounded by industrial uses to further distance industrial and residential uses, and by establishing zoning designations consistent with existing land uses.
7. The general plan amendments update the general plan and, as a result, these amendments better reflect the appropriate land uses for the area. This will be accomplished by changing the general plan designation for 14 parcels (12 acres in area) along 5th Ave. and Proctor Ave. from 1 (Low Density Residential) to I (Industrial) because of the predominance of industrial uses in the immediate area and by changing the general plan designation from 1 (Low Density Residential) to I (Industrial) for one property (.77 acres in area) on 2nd Avenue.
8. The subject amendments, including the Community Standards District, the zone changes, and the general plan amendments were subject to citizen review at three public meetings held at the Don Julian Elementary School on February 28, 2002, September 4, 2002, and September 12, 2002.
9. Staff developed the recommendations in conjunction with a Planning Advisory Committee (PAC) comprised of local community members. Staff held seven meetings with the PAC between April, 2002 and August, 2002. Staff also held an additional neighborhood meeting to discuss an additional zone change recommendation along with conditions to be imposed on a proposed pallet yard on 2nd Ave. The PAC members and neighboring property owners were invited to participate in the meeting.
10. The proposed ordinance amendments are compatible with and in support of the policies of the Los Angeles County General Plan to maintain and

conserve sound existing development and to preserve sound residential areas.

11. Good zoning practice and land use planning justifies such actions within the intent of the public convenience, safety, and general welfare.
12. That an initial study was prepared for this project in compliance with the California Environmental Quality Act, and the Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The Commission finds that the proposed amendments to the Zoning Ordinance will not have a significant effect on the environment pursuant to the California Environmental Quality Act, the State CEQA Guidelines and the Los Angeles County Environmental Document Procedures and Guidelines.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed amendments to Title 22 of the Los Angeles County Code (the Zoning Ordinance) to establish the Avocado Heights Community Standards District, zone changes, and general plan amendments;
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration and find that the establishment of the Avocado Heights Community Standards District (CSD), zone changes, and general plan amendments will not have a significant effect on the environment;
3. That the Board of Supervisors find that the adoption of the proposed amendment is *de minimus* in its effect on fish and wildlife resources, and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project; and
4. That the Board of Supervisors adopt an ordinance containing modifications to Title 22 (the Zoning Ordinance) as recommended by this Commission, and determine that they are compatible with, and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by the Regional Planning Commission of the County of Los Angeles on _____.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles